

# ALL THE LATEST REAL ESTATE NEWS. OVER 100 NEW HOUSES, TO COST \$5,000,000.

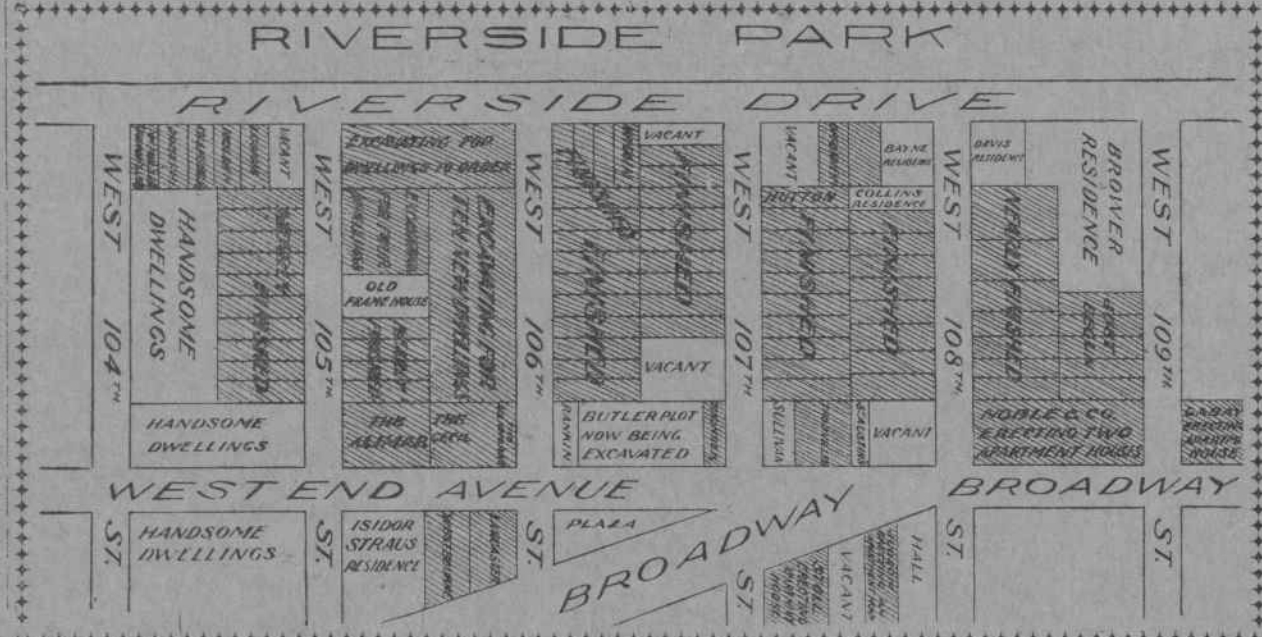
Sale of the Roman Catholic Orphan Asylum, on Fifth Avenue, Brings a New Set of Men Into the Real Estate Field.

High-Class Residence Property Is in Great Demand, and Many Sales at High Prices Were Consummated Last Week.

Wonderful Development of the Residential Blocks Adjoining the Great Plaza at West End Avenue and Broadway.

West End Avenue's Interesting Building Improvement from the Broadway Plaza to Fifty-ninth Street.

Group of Dwellings Just Completed at Ninetieth Street—Entire Block Front of Apartment Houses Being Erected.



Shaded Portions of Diagram Show the Sites of Over One Hundred New Dwellings and Apartment Houses, Costing \$5,000,000.

Ascending in a balloon from the broad plaza where West End Avenue merges into Broadway a good stone thrower could hit the roofs of the foundations of over one hundred new buildings.

Over one hundred new buildings now going up or just completed in a space of five blocks!

These are not cheap houses, such as spring up, mushroom like, in a suburb. They are all either magnificent private dwellings or apartment houses.

Their total cost is about \$5,000,000.

They are situated on both sides of West End Avenue, on both sides of Broadway, on Riverside Drive, and on the cross streets extending from One Hundred and Fourth Street to One Hundred and Ninth Street. In an article printed last September the Journal told of the recent improvements on the section of Riverside Drive known as the "Bankers' Colony," but to-day there is a great deal more to tell about this, the

Hamilton M. Weed is the builder and owner. It is seven stories high of limestone to the third story and red brick above. A feature of the Allmar is the large, square court in the center of the building, laid out as a garden, with gravelled walks, shrubbery and exotic plants.

On the other half of the block front, at the south corner of One Hundred and Sixth Street, Daly & Carlson erected a double seven-story apartment house, the materials being limestone and brick. Messrs. Daly & Carlson named the interior house the Cecil, and are conducting it themselves. The corner house they sold to A. Van Horne Stuyvesant, who named the house the Cecil, and the Allmar, the Cecil and the Van Horne make a magnificent block front.

On the opposite side of West End Avenue are the Lancaster and the Westbourne. Both houses extend through to Broadway, where there are stores on the ground floor. The Lancaster is at the One Hundred and Sixth Street corner. It is seven stories high, of limestone and buff brick, and was erected by Louis Wiseman. The Westbourne, adjoining the Lancaster, is also seven stories high, limestone to the third story and buff brick above. It is the property of William H. Picken, the builder.

At the southeast corner of West End Avenue and Seventh Street, where West End Avenue ends, stands the Waumbek, a seven-story limestone and red brick apartment house completed last Spring by Frederick Kilgusman.

Between One Hundred and Seventh and One Hundred and Eighth Streets, on the west side of Broadway, is the Tronville, a seven-story limestone and white brick apartment house, completed last month by Orlinger Brothers.

William Noble & Co. have up one story two new eight-story limestone apartment houses covering the entire block front on the west side of Broadway, between One Hundred and Eighth and One Hundred and Ninth Streets. The entrance to one house will be on One Hundred and Eighth Street and that of the other on One Hundred and Ninth Street. Both entrances will be wide and deep, being in the form of great courts. Henry Canby has up to the third story a seven-story limestone and brick apartment house, 80x80, which he is erecting at the northwest corner of Broadway and One Hundred and Ninth Street, opposite the Noble improvement.

On the east side of Broadway, at the north corner of One Hundred and Seventh Street, Joseph Stoll has up to the roof a seven-story Indiana limestone and white brick apartment house, with stores, while just above, on the same block front, S. C. Judson has nearly completed a seven-story limestone and red brick apartment house, with stores.

**Dwellings on the Cross Streets.**

On the cross streets the recent improvements are strictly of a private residential character, most of the lots being restricted to private dwellings. On the south side of One Hundred and Fifth Street, extending from the West End Avenue lots to the Riverside Drive lots, John C. Umberfeld has completed ten high-grade stone front private dwellings, one of which he has sold. On the opposite side of One Hundred and Fifth Street, adjoining the Allmar, Hamilton M. Weed has nearly completed four high grade fireproof private dwellings. An old frame house stands on the two lots adjoining, while the next four lots Mr. Umberfeld is now excavating for the erection of four more dwellings.

Charles Wagner is excavating the ten lots comprising the south front of One Hundred and Sixth Street for ten new dwellings. On the north front of One Hundred and Sixth Street, beginning at the West End Avenue lots, Joseph A. Farley has completed eight high-grade private dwellings, one of which he has sold. On the remaining two street lots are two fine dwellings, erected by Stewart & Smith.

Charles Buck has completed nine private dwellings on the south side of One Hundred and Seventh Street, adjoining the Cecil, at the Riverside Drive corner. Two of the Buck houses have been sold. The north front of One Hundred and Seventh Street has been improved by Stewart & Smith by the completion of nine handsome dwellings. Four of these they have sold to purchasers now occupying them, one being Professor Frederick R. Hutton, of Columbia College, and five they have sold to Benjamin Stern.

Strauss & Rothschild have sold the three five-story flats with plot 75x100, on the east side of Eighth Avenue, 23 feet north of One Hundred and Fourth Street, and four similar buildings, with plot 100x100, on the south side of One Hundred and Forty-first Street, 100 feet east of Eighth Avenue. The brokers, M. & L. Hess, say that both parcels are sold to one purchaser.

with plot Nos. 431 to 433 West One Hundred and Forty-sixth Street for Builder John P. Leo.

John Crawford has sold the old building with lot No. 223 East One Hundred and Eleventh Street, to Annie Levy, who already owns Nos. 221 and 225. On the corner lot she will build flats.

Annie M. Metzler has sold the two-story frame dwelling, with lot 16.8x125, No. 625 East One Hundred and Seventy-ninth Street, to Albert E. Hopper.

W. F. & C. H. Smith have sold No. 601 Walton Avenue, three-story and basement, brick private dwelling, for \$5,500, for Mrs. Kirelman, No. 98 East One Hundred and Thirty-seventh Street, 25x100, price \$16,000, and for John Tolberg No. 2250 Bathgate Avenue, three-story, three-family, frame flat, with lot 17x96, price \$9,000.

West End Avenue's building improvement is by no means confined to the Broadway plaza section. Interesting improvements are noticed along the entire length of the avenue from the Broadway intersection at One Hundred and Sixth Street to Fifty-ninth Street, where the thoroughfare takes its old name of Eleventh Avenue.

Between Seventieth Street and the Broadway

None of the residential avenues or streets between Central and Riverside parks has enjoyed a more general building up than has West End Avenue, and this with a class of residences both an ornament and a pride to the city.

There has just been completed by John T. Farley & Sons, a group of seven handsome modern American basement dwellings at the northwest corner of West End Avenue and Ninetieth Street, in the same block with the Fourth Presbyterian Church. Four of the houses front on the avenue and three on the street. All are four stories high, with mansard roofs, but no two are similar in design or treatment. Clarence True was the architect.

The fronts vary from 18 to 32 feet. Each house has a separate servants' entrance, large open reception hall, parlor, drawing room, dining room, butler's pantry, kitchen, laundry, collected and separate bed rooms, dressing salons, bath rooms, secluded servants' sleeping quarters, with bath rooms and rear stairs. The seven houses are selling at from \$38,000 to \$55,000. One block distant, at Riverside Drive and Ninetieth Street, are the magnificent Matthews and Clark mansions.

At Ninety-second Street and West End Avenue begins the extensive residential improvement designed by Clarence True, and including forty high grade dwellings to be erected on the avenue, Riverside Drive and Ninety-second Street. Details of this proposed improvement, which will be commenced in the Spring, were published in the Journal on October 22. The West End Avenue improvement will consist of nine high class dwellings, ranging in cost from \$50,000 to \$75,000.

On the east side of West End Avenue, midway between Ninety-ninth and One Hundredth Streets, James H. Havens is now completing a seven-story apartment house, to be known as the Raleigh. It is built of limestone through the first and second stories and buff brick above.

An entire block front improvement is designed by David and Peter Mitchell for the west side of the avenue, extending from Seventy-ninth to Eightieth Street. Ground is now being broken on the southerly half of the block front for a seven-story apartment house, and as soon as the construction of this house is well under way ground will be broken for the similar improvement of the northerly or Eightieth Street half of the block front. In this section of the avenue are many the apartment houses, including the Wellesley, at Eighty-first Street.

In the business section of the avenue, on the east side, extending from Sixty-eighth to Sixty-ninth Street, Terrence Farley's Sons have up to the second story a row of eight five-story white brick stores and flats.



The Almar Apartment House, West End Avenue and 105th Street.

The actual sale of the Roman Catholic Orphan Asylum property on Fifth Avenue, Fifty-first and Fifty-second Streets, has produced two good results. It has settled practically the immediate future of this desirable plot and it has served to bring into the purchasing market several men who have not heretofore been identified with real estate operations.

The syndicate is made up of bankers, lawyers, merchants and representatives of life insurance capital. The price at which the property was secured gives to the Orphan Asylum Society a much larger amount than will be required for the erection of the new asylum buildings now under way on Sedgwick Avenue and thereabouts, and while it is probably quite as much as the property is worth in one parcel, it nevertheless admits of a handsome profit being made by the syndicate in its resale in several parcels.

Whether or not the Union Club purchases the avenue frontage of seventy-five feet at the Fifty-first Street corner, with two adjoining lots on the street, will make very little difference in the plans of the directors of the syndicate.

**Millionaires Want Residence Lots.**

Of course the coming of such a conservative and important organization as the Union Club there would lend a certain distinction to the block, but should the older element of the club be successful in preventing the removal of the club's headquarters from its present downtown location there are enough out-of-town millionaires who are looking for residential sites on Fifth Avenue to buy the entire avenue block front.

High-class private residences are meeting with a ready sale. The most expensive one sold in the past week was that at No. 4 East Fifty-fourth Street, for which that prosperous promoter of trusts—William H. Moore—paid William E. D. Stokes \$325,000.

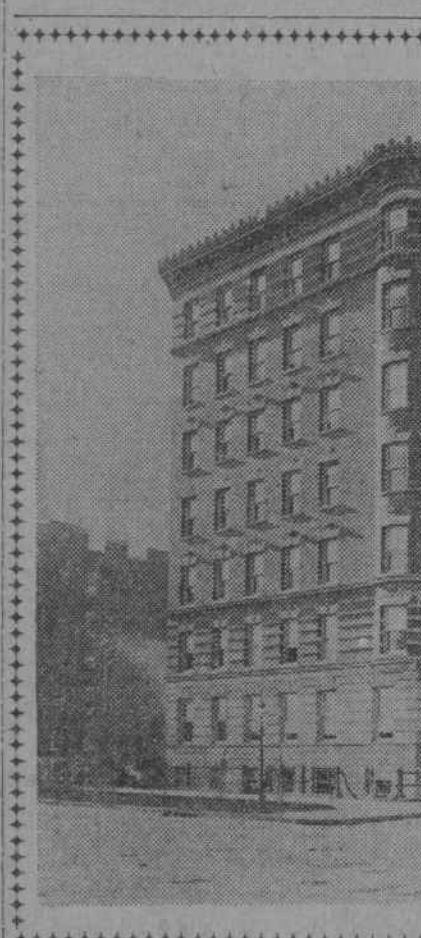
The selling price of the four-story American basement stone front residence, with lot 22x100, No. 38 West Fifty-third Street, which Mrs. Sidney Dillon Ripley sold to George Clark, is reported to be about \$190,000, and that sum is not considered excessive by those who have examined the property.

Other residential property sold includes the four-story brownstone front, No. 331 West Fifty-sixth Street, the old-fashioned four-story, at No. 26 West Ninth Street, which is occupied by the Chinese Consul; the three-story American basement, No. 133 West Forty-fifth Street; the four-story stone front, No. 15 East Sixty-second Street; the similar building, No. 29 West Eighty-fifth Street, which brought about \$150,000; the five-story American basement, No. 75 Riverside Drive, which sold for about \$100,000, and the four-story brown-

stone front, No. 16 East Sixty-ninth Street, which brought about \$170,000.

**Italian Mission a Purchaser.**

The Italian Mission of the Protestant Episcopal Church in the City of New York



Waumbek Apartment House, West End Avenue and 107th Street.

has bought No. 127 Elizabeth Street, an old building, with lot 25x94. The seller was Rosco M. Morasco and Dominick Ab-

livest scene of building operations throughout the length and breadth of Manhattan Island.

**Twelve New Apartment Houses.**

Seven apartment houses practically fronting on the plaza have been opened this season. These are the Allmar, the Cecil, the Van Horne, the Westbourne, the Lancaster, the Waumbek and the Tronville.

The Allmar covers half the block front at the northwest corner of West End Avenue and One Hundred and Fifth Street.

batie, and the brokers E. A. Crulshank & Co.

The Mission already owns the old assembly rooms, with plot 47.6x101.4x73.8, Nos. 336-361 Broome Street, which connects with the Elizabeth Street parcel. On the Broome Street front a church is to be erected, and on Elizabeth Street a parsonage.

A Dr. Mackie has bought the four-story brownstone front dwelling, with lot 18x106, No. 351 West Fifty-sixth Street, from Mr. Sarah R. Shawway. The broker was William C. Lester.

William P. Giles has sold the five-story brick store and loft building, with lot 21.1x96.7, No. 183 Canal Street, at the northeast corner of Mott Street, to Henry A. and John Bode, for about \$36,000.

Mandelbaum & Lewine have bought the old building, with lot 22x100, No. 143 Thompson Street, through Michael E. Pepe & Bros. from Arthur Reber.

Lowenfeld & Prager have sold the old front and rear tenements, the front one having a store, with lot 25x75, No. 496 West Broadway, to Joseph Personel.

George R. Read was the broker.

S. Meyers has bought from an estate a lot 50x100, with old buildings, Nos. 174 and 176 Madison Street, for \$22,450.

**Fifth Avenue Property Sold.**

George R. Read announces that he has sold for William S. Norton the vacant lot 75x100, on Fifth Avenue, 25 feet south of One Hundred and Sixth Street. This is the property which it was reported had been traded for the old four-story brownstone residence on Sedgwick Street, near Broad Street, lot 27x100, No. 3 Fifth Avenue.

But Mr. Read says that the Fifth Avenue parcel has not been sold.

Murray & Hill have traded the two five-story tenements, with plot 50x100, on the north side of Fifty-second Street, 375 feet east of Eleventh Avenue, with Fred Albhouse for the vacant lot 101x52.3x91.11x102, on the southeast corner of Broadway Avenue and One Hundred and Fifty-fourth

Street.

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**BROOKLYN REAL ESTATE NOTES.**

Louis J. Horowitz has sold his recently completed apartment house on Clinton Avenue, north of Myrtle Avenue.

Beer & Schaffner have sold to William J. Cahill, at \$12,500, the three-story brick double apartment house, 26.2x80x18, No. 289 Throop Avenue.

Burrill Brothers have sold for Peter J. Collins, at \$18,750, the three-story stone front house, No. 204 Eighth Avenue.

Walter I. Johnson has sold, at \$10,000, the three-story stone front house, No. 233 Sixth Avenue, known as the Logan Club house.

James H. Lane has sold, at \$8,750, the plot 80x100, on the north side of McDonough Street, 80 feet east of Howard Avenue.

McKenzie Brothers are the originators of a new device for advertising real estate, which consists of a book called "McKenzie's Real Estate Advertiser and Home Guide," published quarterly and containing elevation and floor plans of all the new houses in Brooklyn Borough, also giving detailed description of location, price, terms, etc.

Group of Seven Dwellings Erected at West End Avenue and 90th Street by T. Farley & Sons.

has completed excavations for his new residence, adjoining that of E. R. Hopper, at the corner of Delaware, Locawanna and Western Railroad.

On the Drive block front between One Hundred and Fifth and One Hundred and Sixth Streets, Stewart & Smith are completing excavations with a view to the erection of eight or less dwellings. The site and style to be decided upon by the intended purchasers and occupants. On the north corner of One Hundred and Sixth Street are five dwellings erected by Stewart & Smith, and forming with their two street houses already referred to a group of seven. Albert H. Wiggin, vice-president of the National Park Bank purchased and is occupying the most northerly of the Riverside Drive houses.

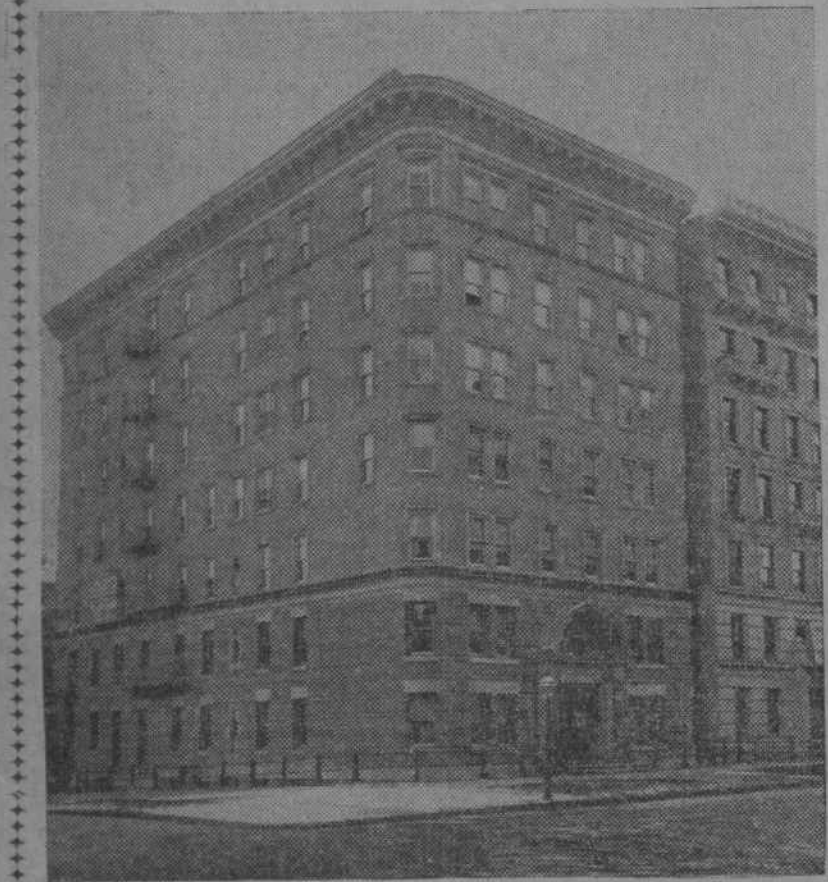
Stewart & Smith are now completing two semi-detached houses in the Riverside Drive front, midway between One Hundred and Seventh and One Hundred and Eighth Streets, and another one of which they are building for Adolph Oppenheimer, treasurer of the Society for Ethical Culture.

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Westbourne Apartment House, West End Avenue and Broadway, Near 105th Street.



Lancaster Apartment House, West End Avenue, 106th Street and Broadway.